2024 Fence Repair Correspondance

Correspondence between Michael Schenk and The City Manager in 2024 about property damage to his fence

1

Cynthia Esparza
(She/Her/Hers)

Chief Equity & Community Relations Officer
Office of the City Manager
775-348-6900 (o) or 775-737-1374 (c)
EsparzaC@Reno.Gov
1 E. First St., Reno, NV 89501
Reno.Gov | Connect with us:

From: mike@materus.com <mike@materus.com>
Sent: Monday, October 28, 2024 7:24 AM
To: Jackie Bryant <BryantJ@reno.gov>
Subject: Wrought Iron

Hi Bryant,

Vagrants broke the fence along the truckee boardwalk. Will you fix it?

2

On Oct 28, 2024, at 4:08 PM, Cynthia Esparza <EsparzaC@reno.gov> wrote:

Hello Mike,

Thank you for sharing this concern. The fence has been identified as private property and directed for Code Enforcement, who will contact the property owner. If there's anything else we can help with, please feel free to reach out.

Regards,

Cynthia

3

Sent: Wednesday, October 30, 2024 8:39 AM
To: Cynthia Esparza <EsparzaC@reno.gov>; Jackie Bryant <BryantJ@reno.gov>
Subject: Re: Wrought Iron

Hi Cynthia,

Why does this have to be so hard?

The city of Reno moved the fence, picked the supplier to reinstall after the pathway was redone.
-And we shared in the cost, but the city ran the entire project. Where is the warranty information?

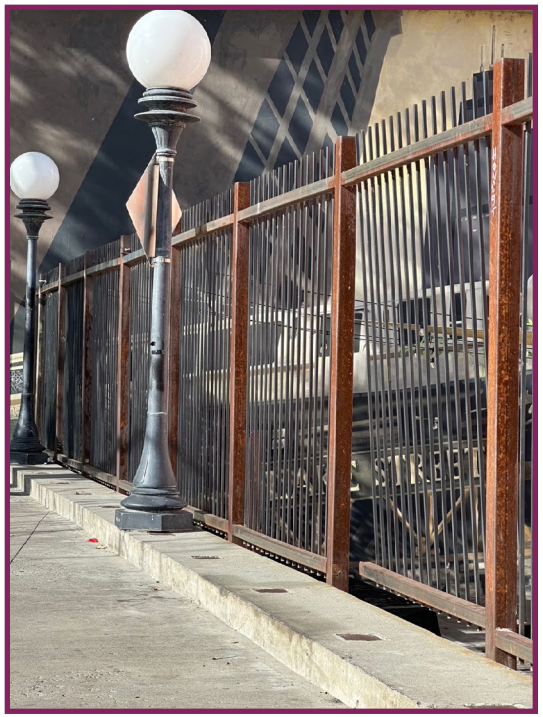
Mike Schenk
415.[redacted]

Photo of fence condition in 2024. The fence appears ill-maintained, with major rust build-up and corrosion, welding joint loosened and dislodged.

Property owner demanded that the City help pay for repairs, claiming that this fence was a joint project between City of Reno and him.

It appears the City of Reno removed the original walkway railing, now relying entirely on property owner's fence to prevent loss of limb or injury.

Original 1970s lighting has been replaced with decorative lamp posts and MUTCD Signage.



View of the walkway, taken Jan 1, 1997 during historic flood. Walkway is the only structure above water. Walkway railing is present. Delluchi Bldg. private fence has not yet been installed.

1972 Public Walkway Construction

Newspaper clips from Nevada State Journal and Reno Evening Gazette telling the story of how the walkway was built.

February 10, 1972

River frontage purchase possible with city fund

Funds which the Reno Recreation and Parks Commission wants for a tennis complex might — if the Reno City Council sees fit — go instead to acquire Truckee River frontage.

City Manager Joe Latimore said Wednesday preliminary estimates indicate the city could build a plain walkway for $18,000, while for $50,000 it could have a walkway with retaining wall and fill.

The city has just $50,000 left from its 1971 share of Washoe Fair and Recreation room tax monies. The recreation commission has asked the city to earmark this to start a tennis complex which it says it badly needed.

However, the Reno Mayor's Citizens' Advisory Committee Tuesday passed a resolution asking the city to complete the walkway.

Rowland Oakes, the committee member who iriginated the resolution, said the city "talked Bell into building its walk, and now it just dead-ends." The city should keep faith with Bell, he said.

The Nevada Bell walkway runs along the Truckee River's north shore from Center Street to the end of Bell's property some 30 feet from the Lake Street Bridge. The remaining river front property is owned by the family of Ray Cavallo, with whom the city has been talking.

The city is not seeking to buy the strip but only to have permission to build the walkway on it.

June 14, 1972

River Front Walkway Plan Gets Approval

Reno councilmen have approved an agreement with a property owner at First and Lake streets to allow construction of a concrete wall and walkway from the Lake Street Bridge to the new Bell Telephone building.

The action has no time limit on when such a walkway would be built, but it paves the way whenever funds are committed. Design of the walkway, which would complete the job of the bridge between Lake and Center streets, paralleling First Street, is under way.

The next council move, following approval of the design, would be to allocate funds and let bids for the construction work.

June 21, 1972

River front walkway to be extended

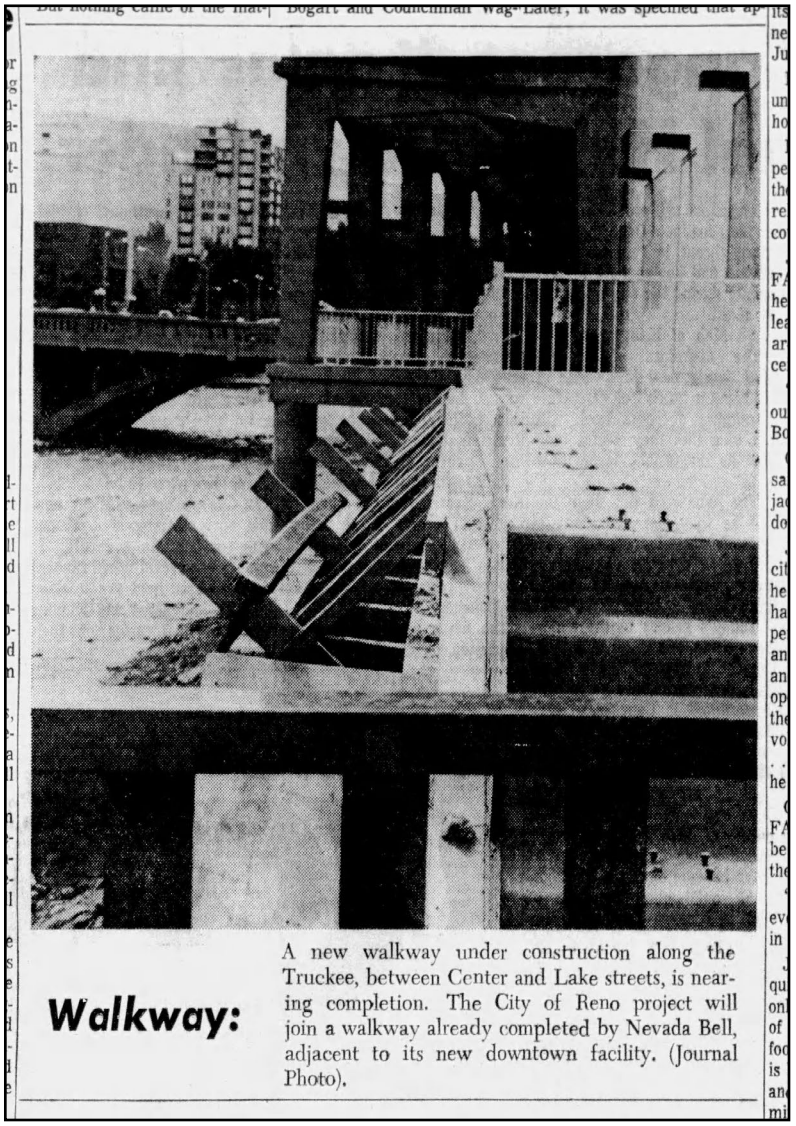
The Reno City Council this week awarded Roberts and Shaver Construction, Inc. a contract to extend the Nevada Bell river front walkway. The construction company was the low bidder at $35,941.

Architect Graham Erskine, designed the walkway without charge.

Nevada Bell earlier built a public walkway along the river's north shore from Center Street to the end of its property. The extension runs from that point to the Lake Street Bridge, about 64 feet distance.

The Nevada Paving Co. was awarded a contract for the removal and the disposal of temporary patching materials and placing of permanent street patches in utility trenches at various locations on a low bid of $69,800.

September 26, 1972



Walkway: A new walkway under construction along the Truckee, between Center and Lake streets, is nearing completion. The City of Reno project will join a walkway already completed by Nevada Bell, adjacent to its new downtown facility. (Journal Photo).

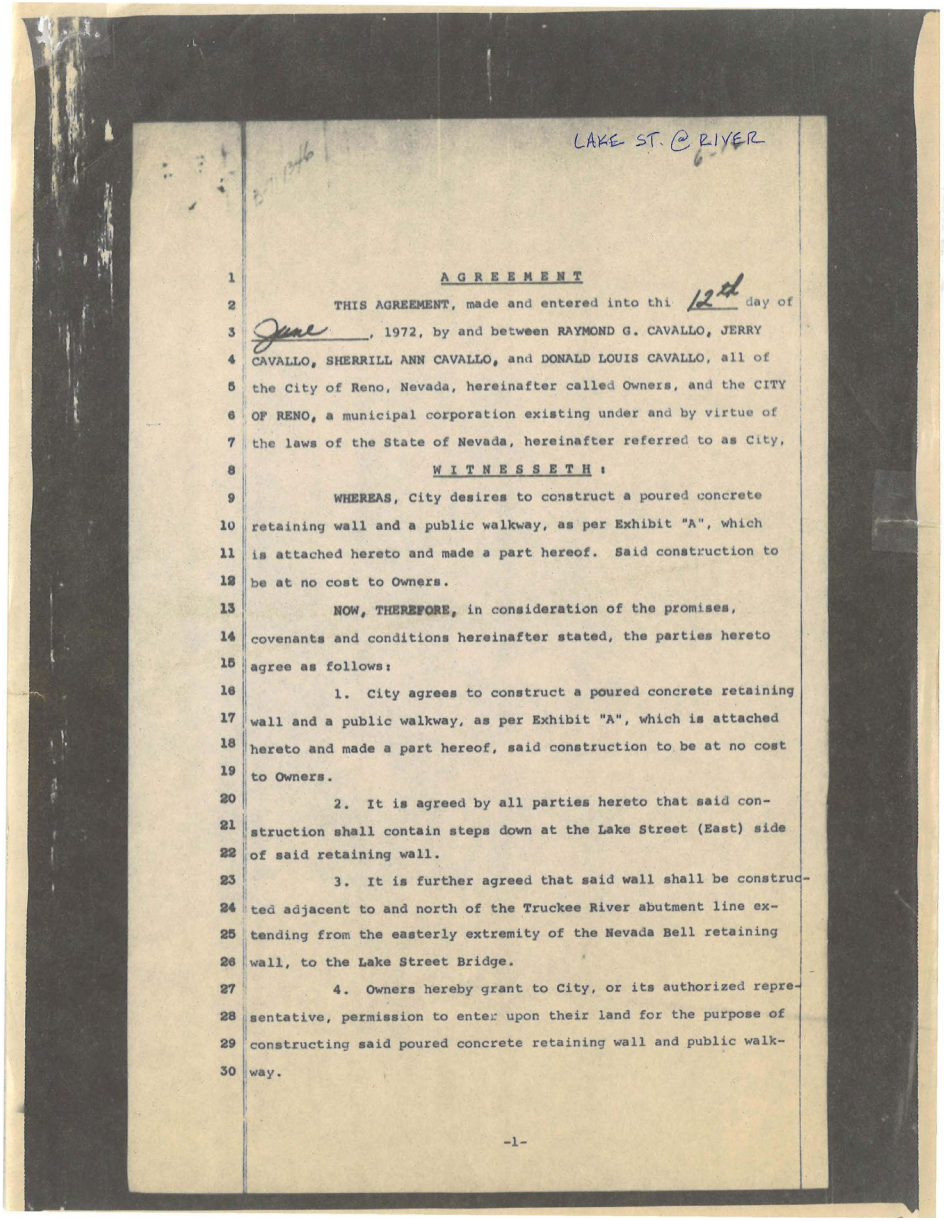
RAY CAVALLO

Ray Cavallo • Property Owner • Navy vet • Retired Police Officer • City Council At-Large Candidate, 1916–1989

Reached agreement with City Council to build walkway and flood wall on his family's property for public use.
Architect designed for free • built within 8 months of proposal

1972 Legal Agreement with City

Binding bilateral agreement states City will design, enter, build concrete retaining wall and public walkway, and leave property



LAKE ST. @ RIVER

AGREEMENT

THIS AGREEMENT, made and entered into thi 12th day of June, 1972, by and between RAYMOND G. CAVALLO, JERRY CAVALLO, SHERRILL ANN CAVALLO, and DONALD LOUIS CAVALLO, all of the City of Reno, Nevada, hereinafter called Owners, and the CITY OF RENO, a municipal corporation existing under and by virtue of the laws of the State of Nevada, hereinafter referred to as City,

WITNESSETH:

WHEREAS, City desires to construct a poured concrete retaining wall and a public walkway, as per Exhibit "A", which is attached hereto and made a part hereof. Said construction to be at no cost to Owners.

NOW, THEREFORE, in consideration of the promises, covenants and conditions hereinafter stated, the parties hereto agree as follows:

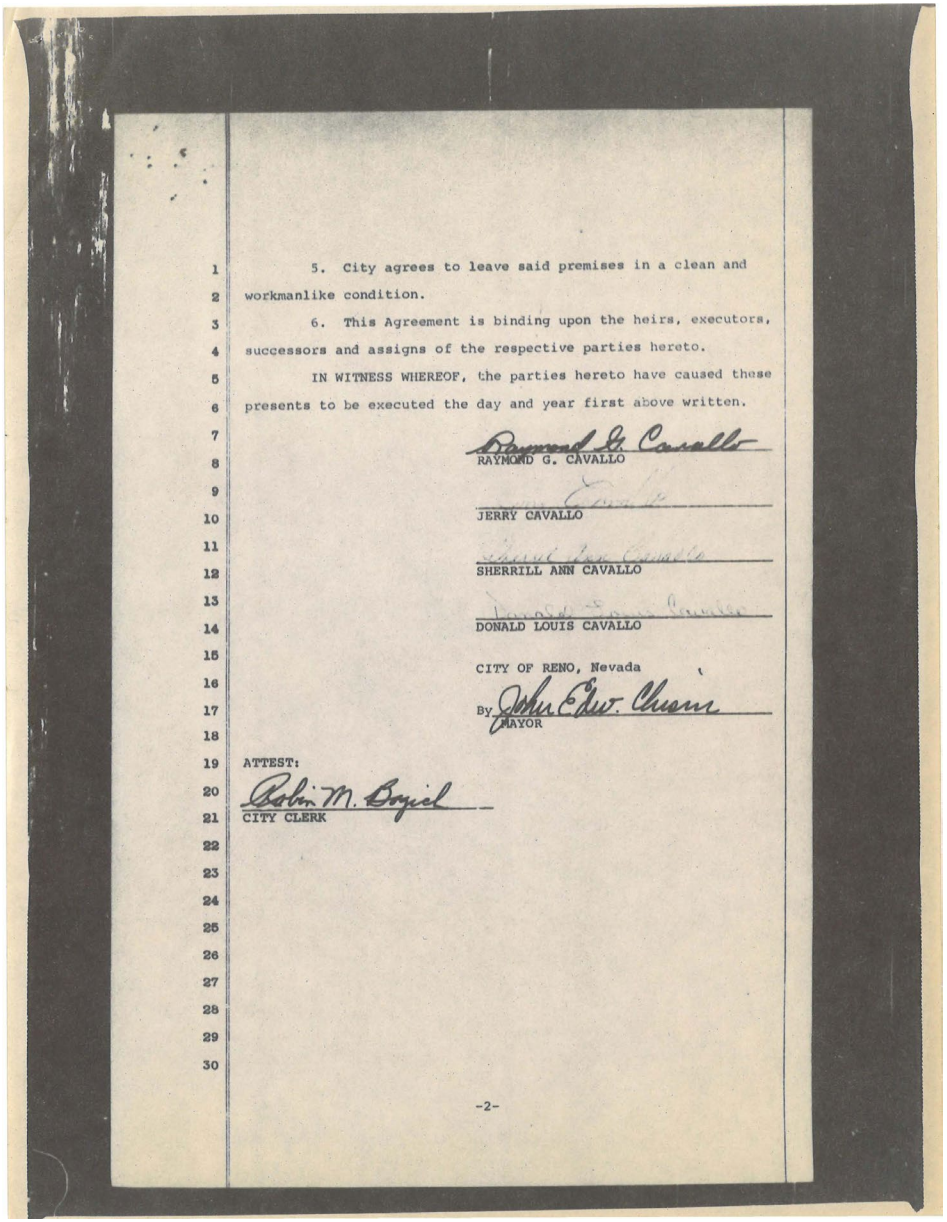
1. City agrees to construct a poured concrete retaining wall and a public walkway, as per Exhibit "A", which is attached hereto and made a part hereof, said construction to be at no cost to Owners.

2. It is agreed by all parties hereto that said construction shall contain steps down at the Lake Street (East) side of said retaining wall.

3. It is further agreed that said wall shall be constructed adjacent to and north of the Truckee River abutment line extending from the easterly extremity of the Nevada Bell retaining wall, to the Lake Street Bridge.

4. Owners hereby grant to City, or its authorized representative, permission to enter upon their land for the purpose of constructing said poured concrete retaining wall and public walkway.

-1-



5. City agrees to leave said premises in a clean and workmanlike condition.

6. This Agreement is binding upon the heirs, executors, successors and assigns of the respective parties hereto.

IN WITNESS WHEREOF, the parties hereto have caused these presents to be executed the day and year first above written.

Raymond G. Cavallo
RAYMOND G. CAVALLO

JERRY CAVALLO

SHERRILL ANN CAVALLO

DONALD LOUIS CAVALLO

CITY OF RENO, Nevada

By John E. Dw. Chism
MAYOR

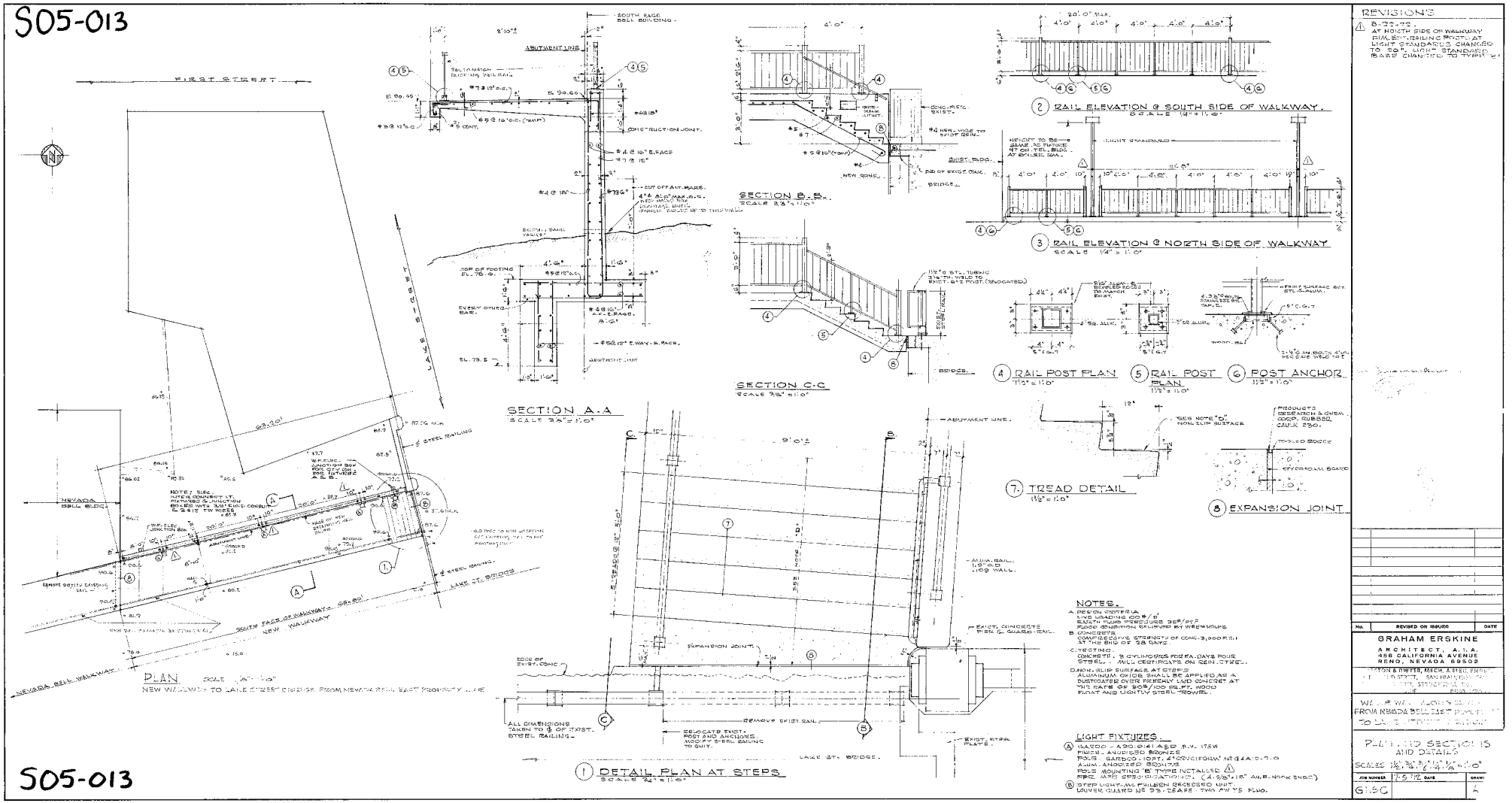
ATTEST:

Robin M. Boyd
CITY CLERK

-2-

1972 Legal Agreement with City

Walkway blueprints, designed free of charge by architect Graham Erskine — same architect that built the AT&T Equipment Building.



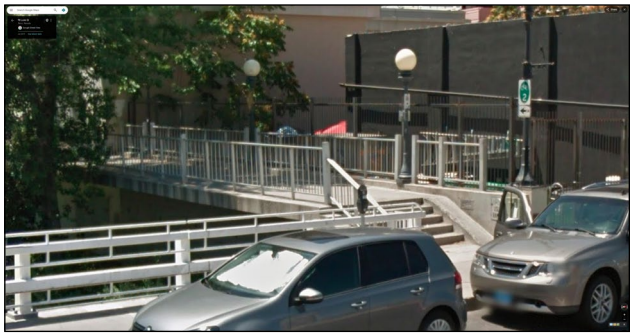
Delluchi Bldg. Walkway Views 2011–2025

Google Street-views display the walkway through a 14-year period and show multiple alterations.

Additionally, details like decorative the decorative curb pillars appears to show evidence that the patio and its drainage was also constructed by The City of Reno in addition to the floodwall and walkway.

The private fence that attached to the walkway's north edge was present prior to the City chopping down the walkway's railing; therefore it is not clear what Mr. Schenk meant when he said "the City of Reno moved the fence, picked the supplier to reinstall after the pathway was redone ." Mr. Schenk's fence was **never touched**.

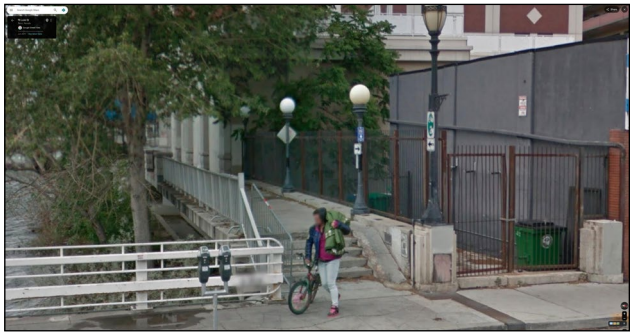
Signs required by NRS 11.165 to prevent ripening of land into Public Easement **were never posted by property owner.**



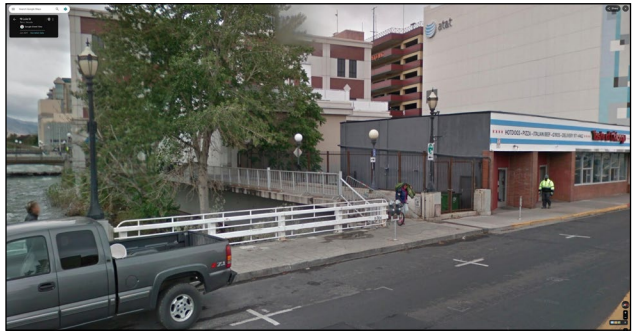
2011 • City Railing present; private fencing present; MUTCD signage present

2015 • City railing removed; private fence remains; bldg vacant; surveillance signs

2015 • Men Wielding Fire frontage remains blank, vacated, deactivated

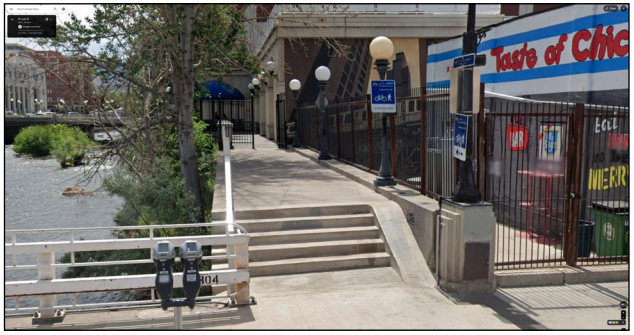


2017 • New Tenant; Taste of Chicago moves in



2017 • New Tenant; Taste of Chicago moves in; alternative view

2019 • Taste of Chicago improves riverwalk commercial frontage



2022 • new wayfinding; walkway repaired; AT&T gate present; addl. activation

2022 • Alternate View showing Patio, drainage; building vacated

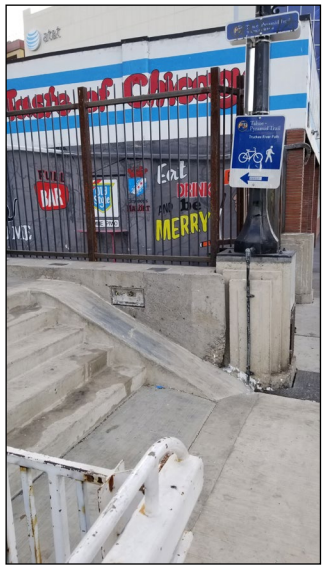
2023 • New business moves in; walkway left untouched

2025 • fence still rusty, unmaintained; new tenant; new mural; frontage activation

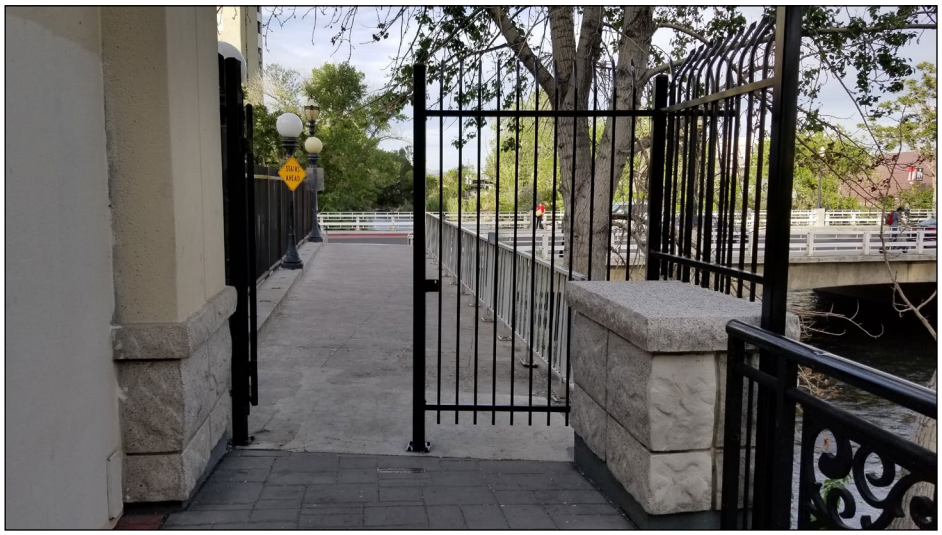
2022 – No Notices Posted on Walkway

Shots from 2022, no signs req. by NRS 11.165 were posted by Mr. Schenk at either end of the walkway at time of land ripening.

Panoramic Shot looking West and North



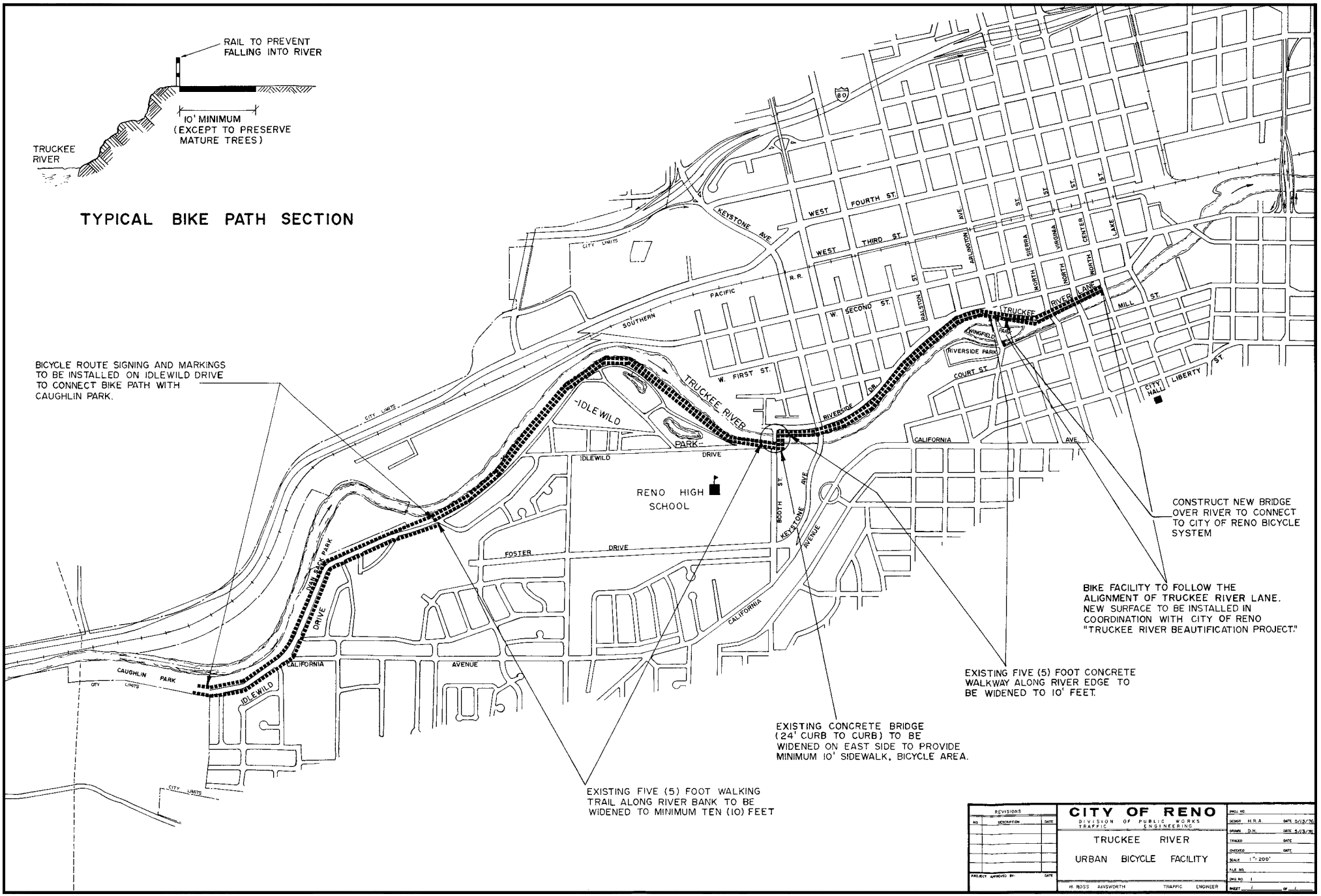
Shot looking north showing wayfinding signs posted by City of Reno



Shot looking east at AT&T gate, with Delluchi walkway in background

1976 Truckee River Bike Path Plan

First segment of Truckee River Bike Path, designed by Public Works as Urban Bike Facility, leading to AT&T / Delluchi Walkway


RAIL TO PREVENT FALLING INTO RIVER
10' MINIMUM (EXCEPT TO PRESERVE MATURE TREES)
TRUCKEE RIVER
TYPICAL BIKE PATH SECTION
BICYCLE ROUTE SIGNING AND MARKINGS TO BE INSTALLED ON IDLEWILD DRIVE TO CONNECT BIKE PATH WITH CAUGHLIN PARK.
CONSTRUCT NEW BRIDGE OVER RIVER TO CONNECT TO CITY OF RENO BICYCLE SYSTEM
BIKE FACILITY TO FOLLOW THE ALIGNMENT OF TRUCKEE RIVER LANE. NEW SURFACE TO BE INSTALLED IN COORDINATION WITH CITY OF RENO "TRUCKEE RIVER BEAUTIFICATION PROJECT."
EXISTING FIVE (5) FOOT CONCRETE WALKWAY ALONG RIVER EDGE TO BE WIDENED TO 10' FEET.
EXISTING CONCRETE BRIDGE (24' CURB TO CURB) TO BE WIDENED ON EAST SIDE TO PROVIDE MINIMUM 10' SIDEWALK, BICYCLE AREA.
EXISTING FIVE (5) FOOT WALKING TRAIL ALONG RIVER BANK TO BE WIDENED TO MINIMUM TEN (10) FEET
KEYSTONE AVE.
WEST FOURTH ST.
WEST THIRD ST.
W. SECOND ST.
W. FIRST ST.
COURT ST.
MILL ST.
LIBERTY ST.
CITY HALL
RIVERSIDE PARK
TRUCKEE RIVER
IDLEWILD PARK
IDLEWILD DRIVE
RENO HIGH SCHOOL
FOSTER DRIVE
CALIFORNIA AVE.
BOOTH ST.
KEYSTONE AVENUE
CAUGHLIN PARK
CITY LIMITS
PACIFIC SOUTHERN R.R.
RALSTON ST.
ARLINGTON AVE.
SIERRA ST.
VIRGINIA ST.
CENTER ST.
LAKE ST.
NORTH RIVER LANE
80
CITY OF RENO
DIVISION OF PUBLIC WORKS ENGINEERING
TRAFFIC
TRUCKEE RIVER
URBAN BICYCLE FACILITY
H. ROSS AINSWORTH TRAFFIC ENGINEER
REVISIONS
DESIGN H.R.A. DATE 5/13/76
DRAWN D.H. DATE 5/13/76
TRACED DATE
CHECKED DATE
SCALE 1"=200'
FILE NO.
DWG NO. 1
SHEET 1 OF 1